

ORDINANCE NO. 3091

AN ORDINANCE AMENDING TITLE 26 OF THE SAN LUIS OBISPO  
COUNTY CODE, THE GROWTH MANAGEMENT ORDINANCE

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 26.01.034b of the Growth Management Ordinance, Title 26 of the San Luis Obispo County Code, is hereby amended as follows:

- b. Proposed new dwelling units which will be affordable housing for persons and families of low or moderate income as defined by California Health and Safety Code Section 50093, with long-term affordability guaranteed for a period of 30 years as provided by Section 22.12.070 of the Land Use Ordinance and Section 23.04.094 of the Coastal Zone Land Use Ordinance.

SECTION 2: Section 26.01.050b(7) of the Growth Management Ordinance, Title 26 of the San Luis Obispo County Code, is hereby amended as follows:

- (7) **Planned Development:** A project based on a comprehensive, unified site design that will include a phasing schedule specifying the time period over which the project will be built and the number of dwelling units to be built in each phase, and meeting the following criteria: each phase will provide the necessary services and infrastructure so as to be both self-supporting as well as integrated into the whole project, including specifying the standards for land use and related improvements (i.e. streets, utilities, public and private open space, buffers, etc.) plus responsibilities for their installation, ownership and maintenance; the overall project is characterized by creative and innovative design features and a variety of housing types. Such projects are to be approved as mixed use or cluster divisions within urban or village reserve lines under the provisions of Titles 22 or 23 of the County Code, approved through a Development Plan or Conditional Use Permit, approved through a Specific Plan adopted by the County in accordance with the California Government Code, or covered by a development agreement approved by the Board of Supervisors.

SECTION 3: Section 26.01.070a(1) of the Growth Management Ordinance, Title 26 of the San Luis Obispo County Code, is hereby amended as follows:

- (1) **Maximum number of new dwelling units allowed in the Nipomo Mesa area.** The maximum number of new dwelling units allowed in the Nipomo Mesa area (see Figure 1) for the period of July 1, 2006 through June 30, 2007, shall not exceed a 1.8 percent annual increase in the number of existing dwelling units in 2005, resulting in the potential for a Maximum Annual Allocation of 127 new residences in the Nipomo Mesa area for the period from July 1, 2006 through June 30, 2007. In addition to the 1.8 percent annual allotment, up to 35 additional units shall be made available from previous years' unused allotments in the Nipomo Mesa area for the period from July 1, 2006 to June 30, 2007 to multi-family/planned development projects